



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

11229 80 Avenue
Grande Prairie, Alberta

MLS # A2216177



\$499,900

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,228 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	6-71-6-W6
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Suspended Ceiling		
Inclusions:	N/A		

Step into luxury and comfort in this fully developed 2-storey home with a lovely family-friendly design. Boasting 2,228 sq ft with 4 bedrooms, 3.5 bathrooms, and a host of upscale features, this property truly stands out. A large tiled entry with dbl closets and soaring ceilings provides a warm welcome to this beautiful home. The main floor centers around a gorgeous kitchen complete with an abundance of rich custom cabinetry, granite countertops, pantry, gas stove, a large centre island and a unique eating bar that opens to an oversized living room where a gas fireplace adds warmth and charm, and patio doors open to a massive upper deck overlooking the private backyard. A formal dining area with it's high ceilings and rich hardwood flooring adds an elegant touch. Down the hall off the living room is a convenient laundry room with built-in cabinetry and a sink, a 2-pc bath and entry to the dbl attached garage with a handy mezzanine. Upstairs, the impressive primary suite provides a peaceful retreat with a spa-like 5-pc ensuite that includes a walk-in closet, an air-jetted tub and a dual-head walk-in shower. Two additional bedrooms and a full bathroom complete the upper level, providing comfort and privacy for family or guests. The bright WALK-OUT BASEMENT features a huge family room, 4th bedroom, 3-pc bath and T-bar ceiling offering easy access to utilities. Sliding doors lead to a concrete patio—ideal for outdoor entertaining. Additional details included CENTRAL AIR CONDITIONING, central vac, surround sound on both levels and an extra-large concrete driveway. This home delivers on every level with a QUICK POSSESSION!